Notice of **Cancelled Public Hearing**

& Availability of Final Environmental Impact Report

Aviso de Audiencia Pública Reprogramada • 재조정 된 공청회 통지
公開聽證會改期通知 • Abiso ng Muling Itinakdang Pagdinig sa Publiko
Վերանշանակված հանրային լսումների մասին ծանուցագիր

311 | Traducción 번역 • 翻译 Pagsasalin Թարգմանություն

LOS ANGELES CITY PLANNING

~~September 28, 2022~~

~~10:30 a.m.~~

The meeting's agenda will be provided no later than 72 hours before the meeting at **planning4la.org/hearings**. Please note that virtual meeting instructions will be provided on the meeting agenda.

Due to concerns over COVID-19, this public hearing will be conducted entirely telephonically by Zoom (https://zoom.us/) and will allow for remote public comment.

Options to Participate:
By phone: N/A
When prompted, enter the Meeting ID: N/A

With a PC, MAC, iPad, iPhone, or Android, click on this URL: N/A
Enter Meeting ID: N/A and Passcode: N/A

You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.

Project Address

Sitio de Proyecto
프로젝트 주소 • 項目地址
Address ng Proyekto
ծրագրի Հասցե

1220-1248 South Hope Street and 427-435 West Pico Boulevard, Los Angeles, CA, 90015

Proposed Project

Proyecto Propuesto
프로젝트 제안 • 擬議項目
Iminungkahing Proyekto
Առաջարկվող ծրագիր

The Project Site is currently occupied by the vacant Morrison Hotel, three commercial industrial buildings, and a surface parking lot. The Project involves the partial demolition, rehabilitation, and reconstruction of the existing four-story Morrison Hotel in conjunction with a 15-story hotel expansion, and the development of a new 25-story residential tower above a hotel podium, resulting in a total of 136 dwelling units, 444 hotel

Proposed Project CONTINUED

Proyecto Propuesto • 프로젝트 제안 • 擬議項目 • Iminungkahing Proyekto • Առաջարկվող ծրագիր

guest rooms, 10,785 square feet of restaurant/bar, 10,658 square feet of hotel ballroom, 1,372 square feet of hotel meeting rooms, and 11,091 square feet of museum space, with a total floor area of 420,303 square feet on a 56,325 square foot site. Parking would be provided in up to three subterranean levels. The Project would also demolish approximately 32,550 square feet of existing commercial industrial buildings.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

The Deputy Advisory Agency will consider:

ENV-2018-2294-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Advisory Agency shall consider the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2018-2294-EIR (SCH No. 2019049078), dated March 2022, and the Final EIR, dated September 2022 (The Morrison Project EIR) as well as the whole of the administrative record.

VTT-82183

2. Pursuant to the Los Angeles Municipal Code (LAMC) Section 17.03 and 17.15, Vesting Tentative Tract Map No. 82183 for the merger and resubdivision of an approximately 1.3-acre (56,325 square-foot) site into one ground lot and 13 airspace lots and for condominium purposes; and a haul route for the export of up to 45,900 cubic yards of soil.

The Zoning Administrator will consider:

ENV-2018-2294-EIR

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, the Zoning Administrator shall consider the information contained in the EIR prepared for this project, which includes the Draft EIR No. ENV-2018-2294-EIR (SCH No. 2019049078), dated March 2022, and the Final EIR, dated September 2022 (The Morrison Project EIR) as well as the whole of the administrative record.

Actions Requested CONTINUED

Acciones solicitadas • 요청 된 작업 • 所要求的事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

ZA-2018-2293-MCUP-CUX-ZV-ZAD-SPR

2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.1, a **Main Conditional Use Permit** to allow for the sale and dispensing of a full-line of alcoholic beverages for on-site consumption at a maximum of five establishments, including the hotel, museum, and commercial uses;

3. Pursuant to LAMC Section 12.24 W.18, a **Conditional Use Permit** to allow live entertainment and dancing;

4. Pursuant to LAMC Section 12.27, a **Zone Variance** to permit food and beverage service in the uncovered rooftop pool and amenity decks in the [Q]R5-4D-O zone in lieu of the requirement of LAMC Section 12.14.A.1.(b)(3) that such an area be within a completely enclosed building;

5. Pursuant to LAMC Section 16.05 E, **Site Plan Review** for a development project that creates 50 or more dwelling units or guest rooms; and

6. Pursuant to LAMC Section 12.27, a **Zone Variance** to grant relief from LAMC Section 12.21 A.4 to permit a reduction in parking to require a total of 52 parking spaces; or

7. Pursuant to LAMC Section 12.24 S, a **Zoning Administrator's Determination** to allow a 20-percent reduction in required automobile parking.

Who's Receiving This Notice

Quién recibe este aviso • 본통지를받은사람들 • 誰會收到此通知
Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site within 500 feet of where a project application has been filed with the Department of City Planning, or because you requested to be added to the interested parties list. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

Notice of Availability of Final EIR

Aviso de Disponibilidad • 가용성 통지 • 文件可被瀏覽通告!
Abiso ng Pagkakaroon • Առկայության մասին ծանուցագիր

An Environmental Impact Report (EIR) has been prepared for this project, as described above, to assess potential environmental impacts. The EIR is comprised of two parts, the Draft EIR and the Final EIR. A Draft EIR was made available and circulated for public review and comment, pursuant to the provisions of the California Environmental Quality Act (CEQA), for a 47-day public review period from March 10, 2022, to April 25, 2022.

The Final EIR is not yet available, and will be released at a later date yet to be determined. An additional notice will be provided when the Final EIR is available.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

VTT-82183,
ZA-2018-2293-MCUP-CUX-ZV-ZAD-SPR

Related Case Number(s):

Zone:

[Q]R5-4D-O

Land Use Designation:

High Density Residential

Council District:

14 - de León

Applicant:

Morrison Hotel, LLC
Morrison Residential, LLC

Representative:

Lauren K. Chang
Sheppard, Mullin, Richter & Hampton, LLP

Environmental Case Number(s):

ENV-2018-2294-EIR (SCH No. 2019049078)

Overlay(s):

City Center Redevelopment Project Area;
Oil Drilling District

Community Plan Area:

Central City

Assigned Staff Contact Information:

Erin Strelich, City Planning Associate
erin.strelich@lacity.org
(213) 847-3626
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review -

As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials are no longer available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access. Please contact the Staff Planner listed above to coordinate receipt of materials or to schedule an appointment to view the case files. The case files are available for public review, by appointment only, at City Planning offices located at 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012.

Copies of the DEIR are also available online at the Department of City Planning's website at: https://planning.lacity.org/development-services/eir.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.

To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.